W DIV: COMM AT NE COR OF BLK F W
DESOTO ST, 210.0 FT TO POB, S 10
FT, N 105 FT, E 129.5 FT, TO POB

SMITH SAMUEL
451 NW MADISON
LAKE CITY, FL 32055

2026

00-00-00-12308-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

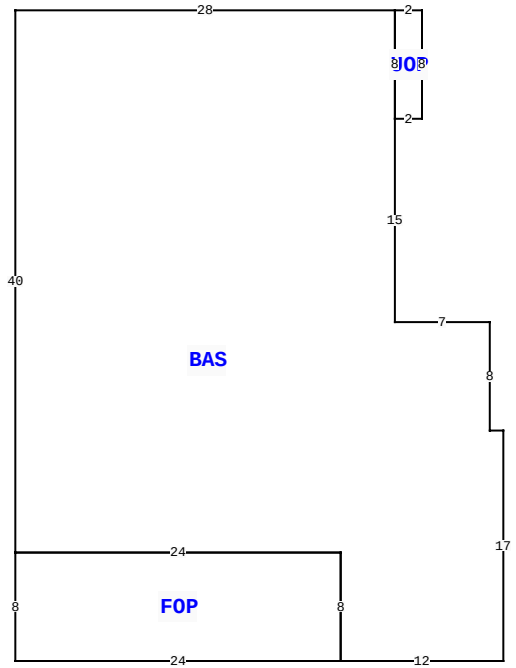
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	81,402
FOP	192	30		58	3,513
UOP	16	20		3	182
TOTALS	1,552			1,405	85,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,405	83.2000	93.18	130,918	1925	1942	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1344 HX Base Yr



422 NW DESOTO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	129,060
TOTAL MARKET OB/XF VALUE	870
TOTAL LAND VALUE - MARKET	15,808
TOTAL MARKET VALUE	145,738
SOH/AGL Deduction	0
ASSESSED VALUE	145,738
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,738
TOTAL JUST VALUE	145,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/920	12/16/2022	WD	Q	I	05	400,000
GRANTOR: BART THOMAS A						
GRANTEE: SMITH SAMUEL						
1481/915	12/05/2022	WD	U	I	11	100
GRANTOR: SOMERS DAVID						
GRANTEE: BART THOMAS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S40 FOP= S8 E24 N8 W24$ E24 S8 E12 N17 W1 N8 W7 N15
UOP= E2 N8 W2 S8$ N8 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0120	CLFENCE 4	0	0	19	18	1.00	UT	0.00	0.00	100	1985	1985	3	100	100	
2	0210	GARAGE U	0	0	19	18	342.00	UT	4.50	4.50	50	1985	1985	3	50	770	

LAND DESCRIPTION

TOTAL OB/XF 870

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		*RSF-3	0.00	0.00	13,500.00	SF		1.00	1.00	0.80	0.95	0.76	10,260							
2	0100	C	SFR	0		*RSF-3	0.00	0.00	7,300.00	SF		1.00	1.00	0.80	0.95	0.76	5,548							

REVIEW DATE 09/06/2016 BY DF Total Acres: 0.48 Total Land Value: 15,808 Market: 0 Agricultural: 0 Common: 15,808 PRINTED 11/18/2025 BY SYS

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DESOTO ST, 210.0 FT TO POB, S 10
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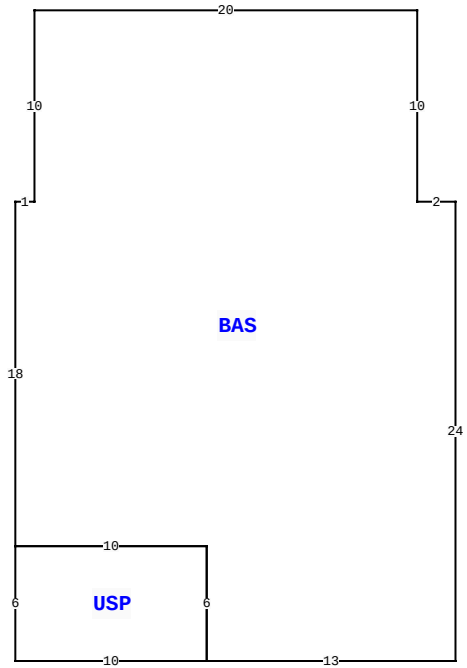
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	692	100		692	42,668
USP	60	35		21	1,295
TOTALS	752			713	43,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	713	84.7000	94.86	67,635	1925	1925	0	0	0	35.00	65.00

3 SINGLE FAM 0% - 2023 Heated Area: 692 HX Base Yr



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GRANTOR: SOMERS DAVID						
GRANTEE: BART THOMAS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S10 W1 S18 USP= S6 E10 N6 W10$ E10 S6 E13 N24 W2 N10$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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